

ite Plan
ale: 1:250

Landscaping Description	
T - Trees to include Prunus (Flowering Cherry) 'Accolade' Field Maple (Acer campestre) Mountain Ash (Sorbus aucuparia) Whitebeam (Sorbus aria majestica) Size 10-12cm planted.	GC - Ground Cover Plants Cotoneaster Horizontalis, Hedera Helix, Lavendula Spica 6 plants per sq.m. 15cm planting size
SP - Shrub Planting to include Lonicera Pileatea, Spiear Gold Flame, Scenecio Greyi, Rosa Rugosa, Prunus Laurocerasus, Syringa Vulgaris C3 pot size, planting size 40-60cm, planted at 750mm ctrs	Hedging - Laurel
Landscaping Notes - All planting, seeding or turfing as shown on the above landscaping plan are to be carried out in the first planting and seeding seasons following the occupation of the dwelling of the completion of the development, whichever is sooner, and any trees or plants which within a period of 5 years from the completion dw. are to be removed and replaces with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.	

Method statement for protection of trees on site during construction

- Prior to the commencement of any construction work on site, protective fencing shall be erected around each tree or tree group. Protective fencing in accordance with above table and BS 5837 unless otherwise agreed in writing with the local Planning Authority. Please see protected areas marked on proposed site plan
- No trenches or pipe runs for services and drains shall be sited within 4m of the trunk of any trees retained on the site, unless otherwise agreed in writing with the local Planning Authority.
- New hard surfaces or paths in accordance with minimum recommended distances for protective fencing.
- No burning shall take place in a position where the flames could extend to within 5m of foliage, branches or the trunk of any tree to be retained.

Method statement for nature conservation:

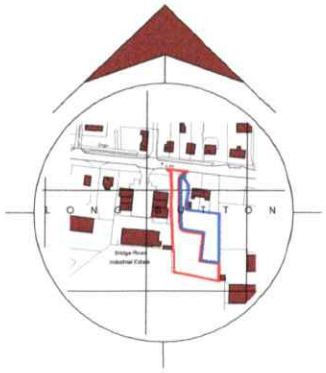
- The existing remaining tree on site is to be protected as above for the duration of the construction to safeguard the habitats of any nesting birds that may be present

Flood Risk Measures

- Floor level of the two storey dwellings will be raised 500mm above lowest ground level with flood resilient construction up to 300mm above finished floor level and safe refuge available at first floor level

Boundary Treatment

- Proposed boundary fence to be 2.0m high timber close boarded to be erected on application site boundary. Existing fences to remain



Location Plan
Scale: 1:2500

0 20 40 60 80
metres

Site Plan Key

- Indicates proposed dwellings subject to the current statutory determination
- Indicates dwellings/area from the proposed development not subject to the current statutory determination
- Indicates existing buildings from OS plan
- Indicates proposed site access
- Indicates proposed trees
- Indicates proposed laurel hedging
- SP — Indicates proposed shrub planting
- GC — Indicates proposed ground cover planting
- Existing hedge — Indicates existing planting
- Proposed hedge — Indicates proposed planting to be similar to existing
- Indicates proposed car park spaces to be block paving
- Indicates proposed private drive and service strip to be gravel
- Indicates proposed areas to be grass
- Indicates proposed patios
- Indicates proposed refuse storage sheds as per Refuse Collection strategy

General Notes
1. This drawing shall not be scaled, figured dimensions only to be used.
2. All dimensions are shown in 'mm' unless otherwise stated.
3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
4. This drawing is to be read in conjunction with all relevant engineers and specialist consultants' drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.

Status
FOR APPROVAL

SWANN EDWARDS
ARCHITECTURE

Swann Edwards Architecture Limited, Swann Edwards Architecture, Mint Barn, The Pool, Goshen, Wolfhalt, Dereks, RG15 4AA
t: 01635 42504 e: mail@swannedwards.co.uk w: www.swannedwards.co.uk

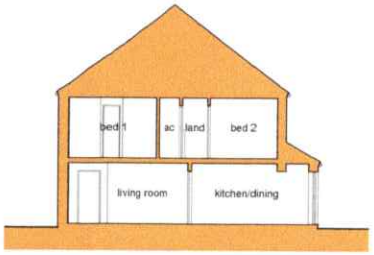
Job Title
Proposed Residential Development - Plots 7-12 Bridge Road, Long Sutton for L.M.N. Properties Ltd

Date: April 2020
Drawn by: SHo
Checked by: GJE

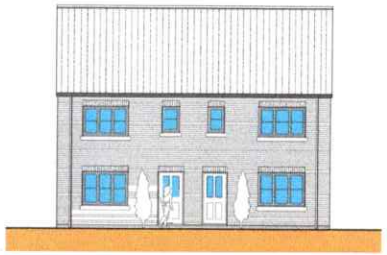
Drawing Title
Planning Drawing
Location Plan and Site Plan

Job No.: SE-1404
Sheet Size: A1
Dwg No.: PP1-003
Revision:

s 9 & 10



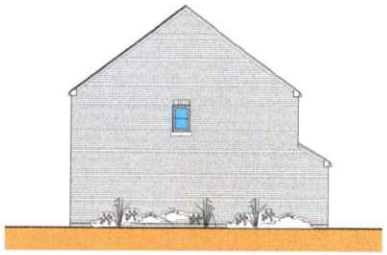
Section A-A
Scale: 1:100



Front Elevation
Scale: 1:100



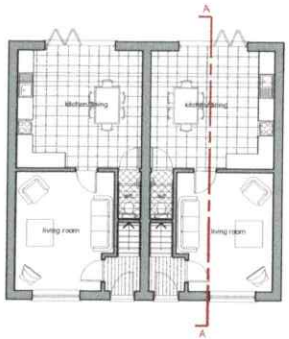
First Floor Plan
Scale: 1:100



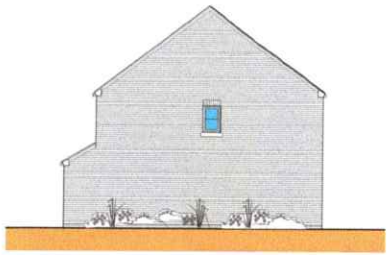
Side Elevation
Scale: 1:100



Rear Elevation
Scale: 1:100

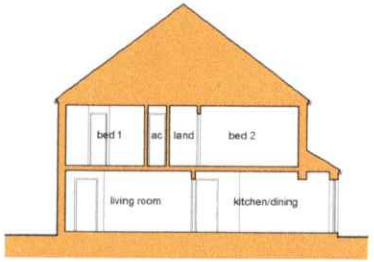


Ground Floor Plan
Scale: 1:100

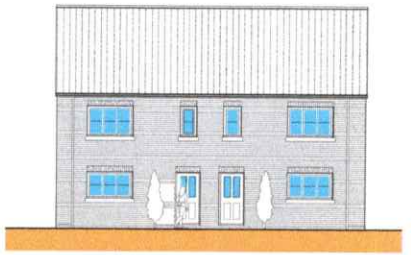


Side Elevation
Scale: 1:100

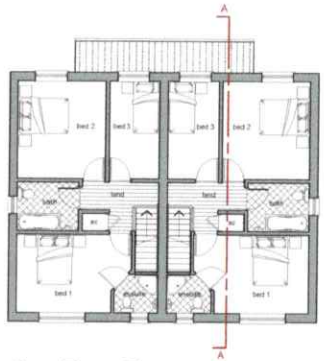
Plots 7,8,11 & 12



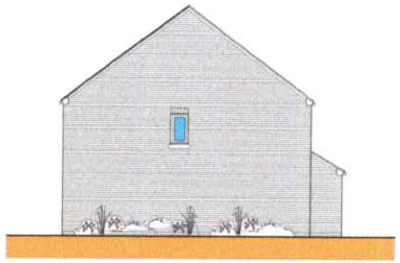
Section A-A
Scale: 1:100



Front Elevation
Scale: 1:100



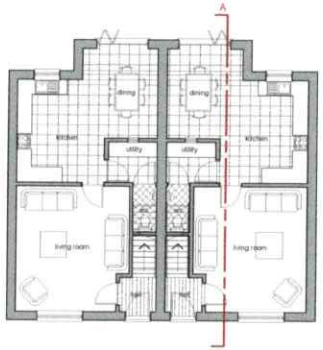
First Floor Plan
Scale: 1:100



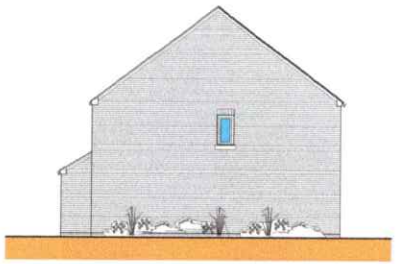
Side Elevation
Scale: 1:100



Rear Elevation
Scale: 1:100



Ground Floor Plan
Scale: 1:100



Side Elevation
Scale: 1:100

General Notes

1. This drawing shall not be scaled, figured dimensions only to be used.
2. All dimensions are shown in mm unless otherwise stated.
3. The contractor must maintain and supervise all temporary works and be responsible for the safe erection of any works.
4. This drawing is to be read in conjunction with all relevant engineers' and specialist subcontractors' drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.

Status

FOR APPROVAL

SWANN EDWARDS
ARCHITECTURE

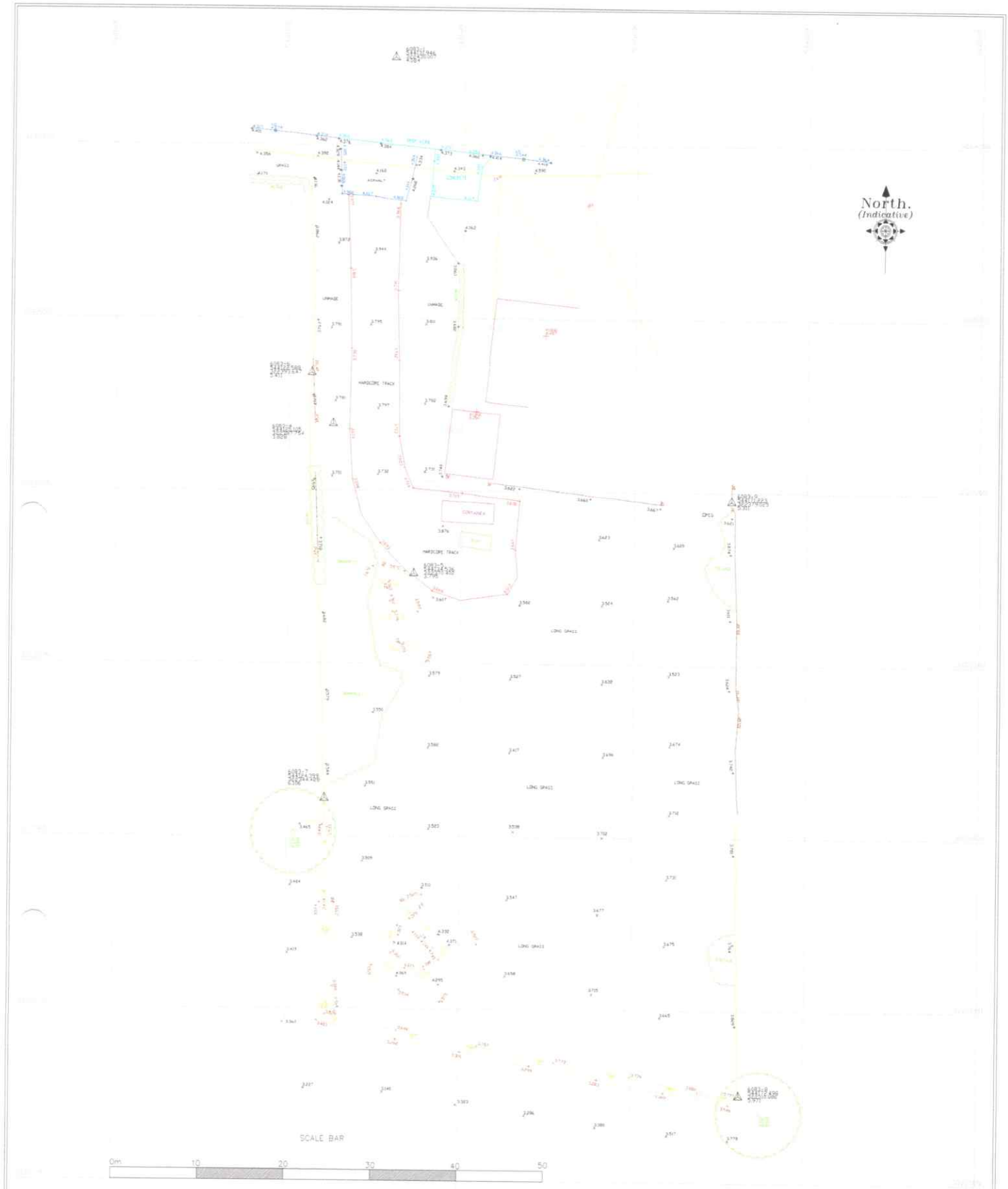
Swann Edwards Architecture Limited, Swann Edwards Architecture, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs, PE13 4AA
T: 01945 450448 e: info@swannedwards.co.uk w: www.swannedwards.co.uk

Job Title
Proposed Residential Development – Plots 7-12 Bridge Road, Long Sutton for M N Properties Ltd

Date: April 2020
Drawn by: SRW
Checked by: GJE

Drawing Title
Planning Drawing Elevations & Floor Plans

Job No.: SE-1441
Dwg No.: PP1100
Sheet Size: A1
Revision:



Ratcliff
Land & Engineering Surveys Ltd

www.ratcliffandsurveys.co.uk – info@rlesurveys.co.uk – Tel: 01733 270851

JOB TITLE
TOPOGRAPHIC SURVEY OF THE LAND AT BRIDGE ROAD, LONG SUTTON

CLIENT

SHEET SIZE & SCALE
A0 @ 1:250

DATE SURVEYED
22/02/2017

REVISIONS/UPDATES & ASSOCIATED DETAILS

Dwg No.	Details	By	Date

DRAWING KEY

STANDARD BOUNDARIES

SURFACES

STREET SERVICES

STREET SERVICES

FEATURES

This depiction of a wall, fence or hedge does not necessarily represent a legal boundary. It is the clients responsibility to confirm legal boundaries with the vendor.

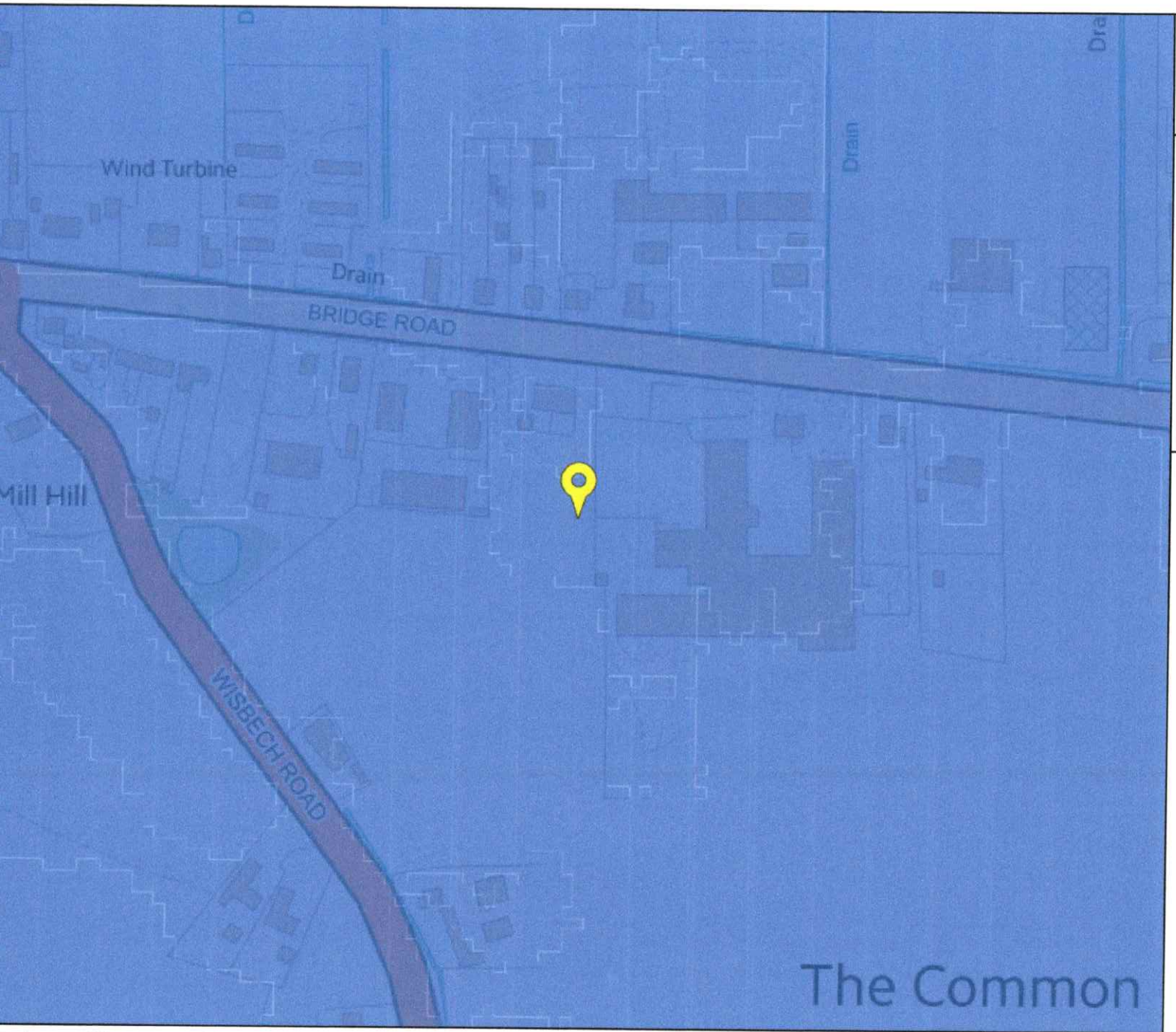
Unless previously agreed, all services existing on site have been surveyed apart from where access is restricted by vehicles or other significant obstructions.

If applicable, manhole covers will be lifted unless this significantly obstructs the flow of traffic or vehicular access.
Manhole will not be lifted if this were to present any health & Safety risk to staff or the public. Irreplaceable or cracked covers will not be lifted.
All pipe directions are indicative only and have not been proved unless specifically instructed.
For safety reasons, pipe sizes and directions are estimated from above ground and are therefore approximate values.

The data used for the computation of the horizontal and vertical control for this survey was recorded using our survey grade GNSS recievers.
This data was provided by Leica Geosystems Smartnet RTK correction service.
Therefore primary survey control is based on OSGB36(00)

A scale factor of 1 has been applied to this survey which has been based on station 1 and referenced to station 2.

Plotting on paper may lead to a variety of scaling risks/errors due to paper stretching or inaccurate plotter settings etc.
Therefore any dimmensions scaled from a paper reproduction of this survey should be treated with caution.
This drawing must be used in conjunction with all other relevant documentation.



Environment Agency

Flood map for planning

Your reference
Long Sutton

Location (easting/northing)
544165/322341

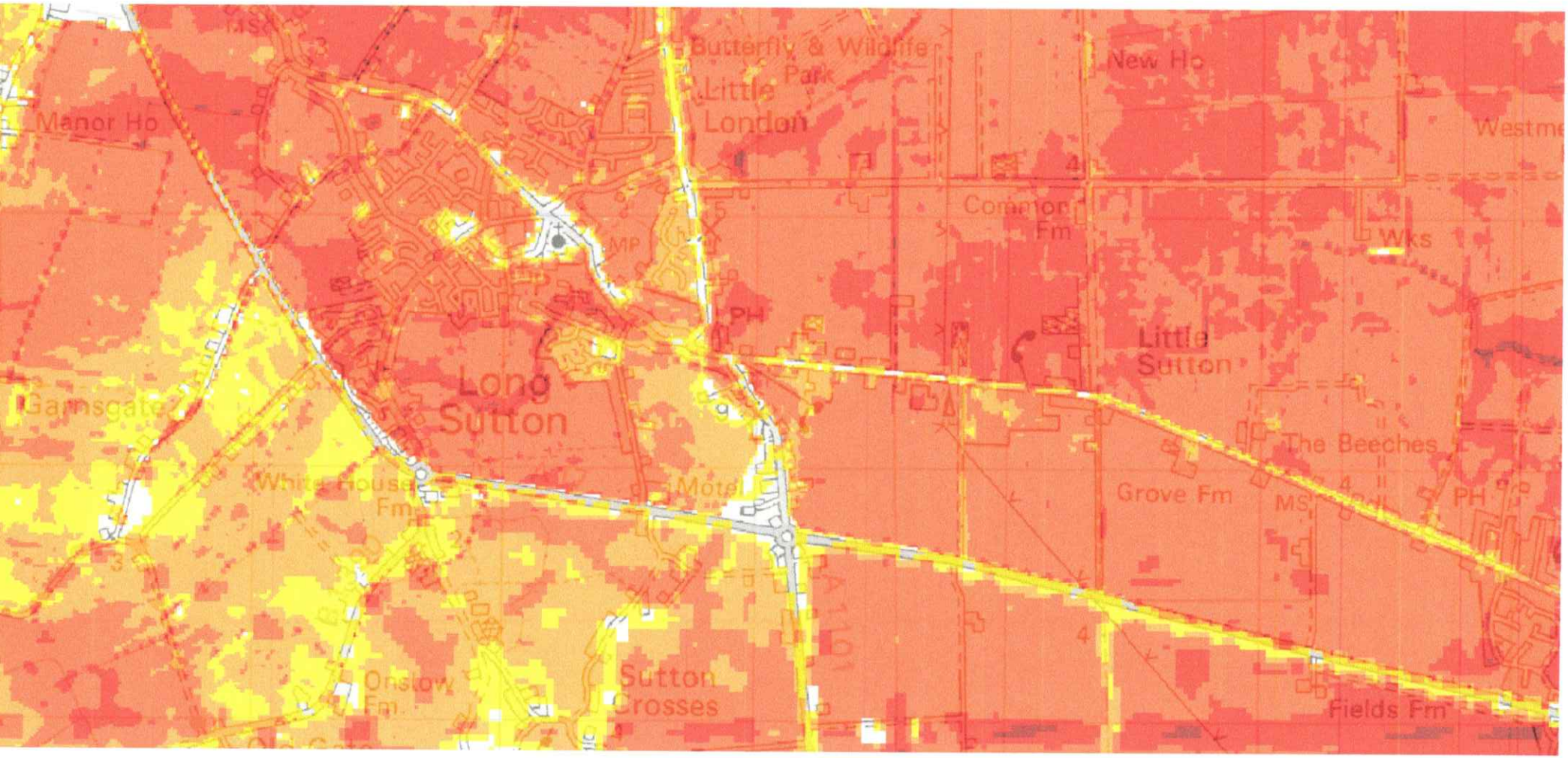
Scale
1:2500

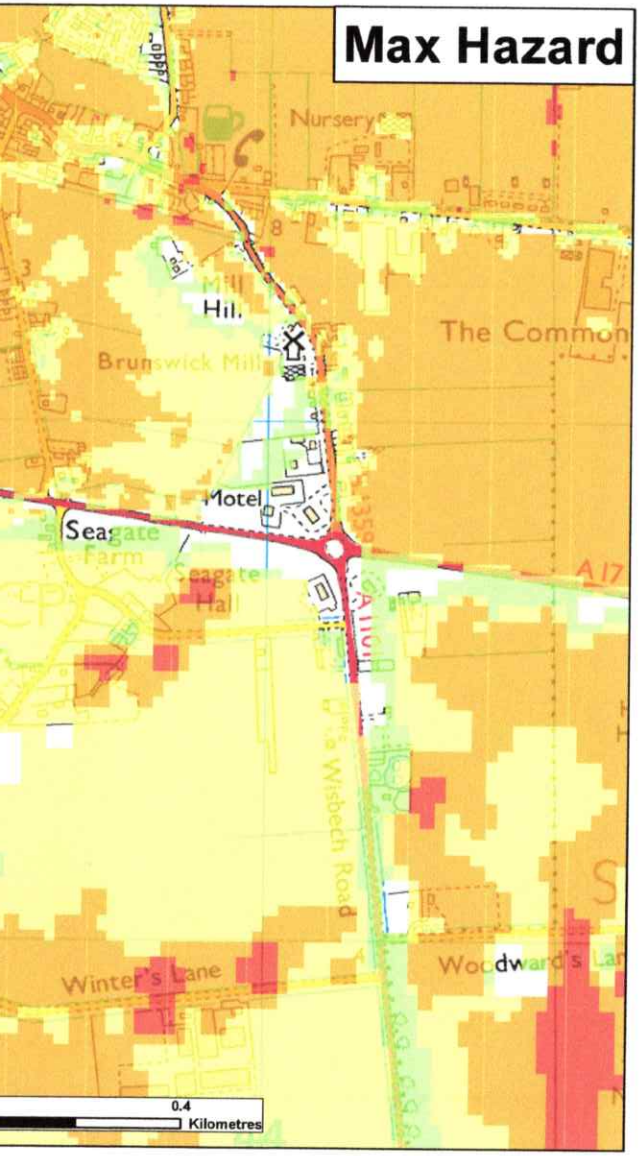
Created
24 Apr 2020 11:38

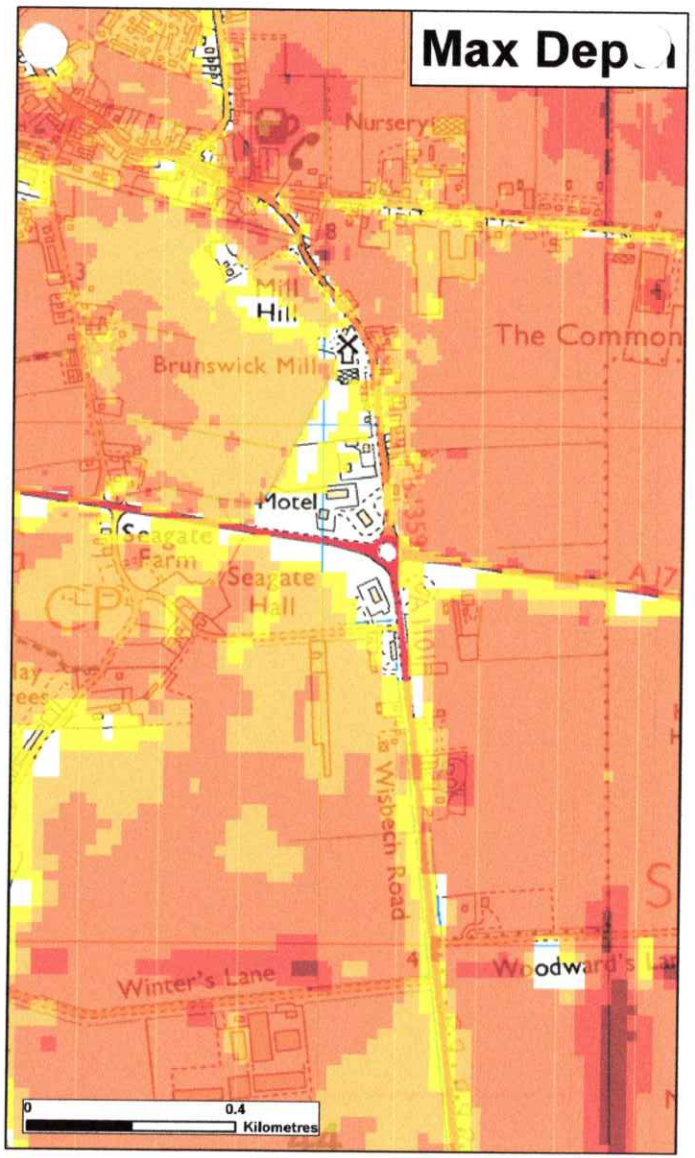
- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

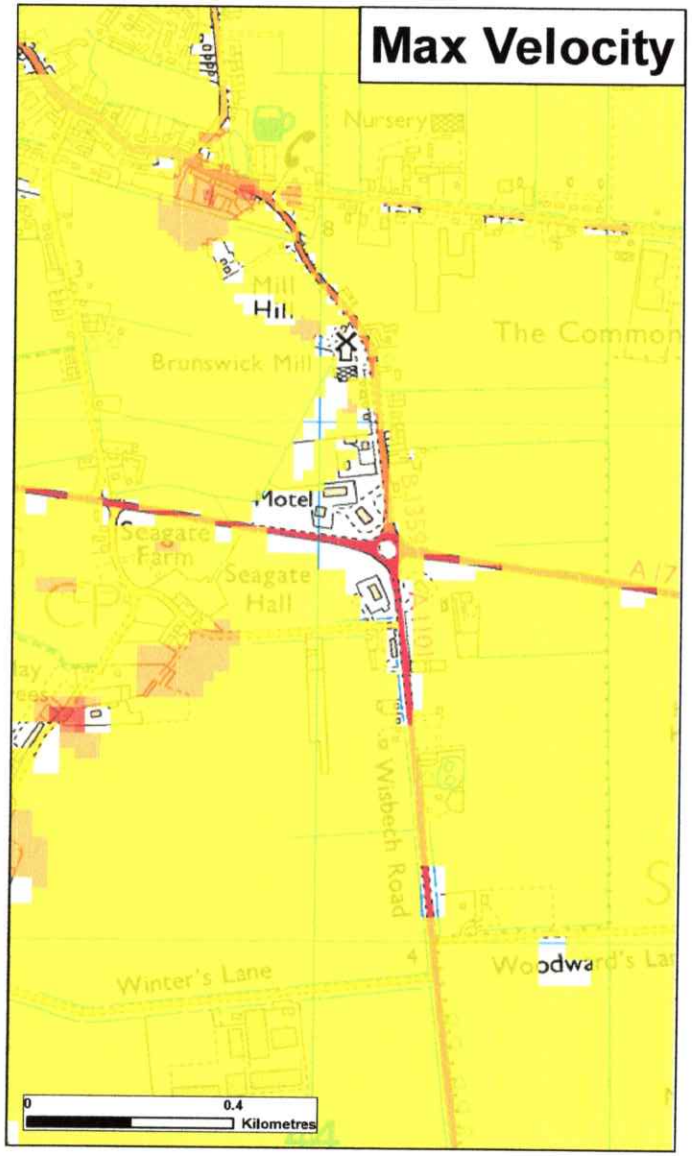
0 20 40 60m

Environment Agency copyright and / or database rights 2018. All rights reserved. © Crown Copyright and database right 2018. Ordnance Survey licence number 100024198.


Butterfly & Wildlife Park
New Ho
Little London
Manor Ho
Common Fm
Wks
MP
PH
Long Sutton
Little Sutton
Gamsgate
The Beeches
White House Fm
Motel
Grove Fm
MS
PH
Onslow Fm
Sutton Crosses
Fields Fm







★ **Modelled Breach Locations** - see also the accompanying plan "Location of Modelled Breaches"

Max Hazard (ood Risk to People : FD2320)	Max Depth (m)	Max Velocity (m/s)
Less than 0.75 (Low Hazard)	0 - 0.25	0 - 0.3
Between 0.75 and 1.25 (Danger for Some)	0.25 - 0.50	0.3 - 1.0
Between 1.25 and 2.0 (Danger for Most)	0.50 - 1.0	1.0 - 1.5
Greater than 2.0 (Danger for All)	1.0 - 1.6	1.5 - 2.5
	1.6 +	2.5 +

te ted	October 2016	Scenario year	2115	Scenario Annual Chance	0.5% (1 in 200)	CCN Number	CCN-2016-25722

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring. The likelihood of a breach occurring will depend on a number of different factors, including the construction and condition of the defences in the area. A breach is less likely where defences are of a good standard, but a risk of breaching remains.

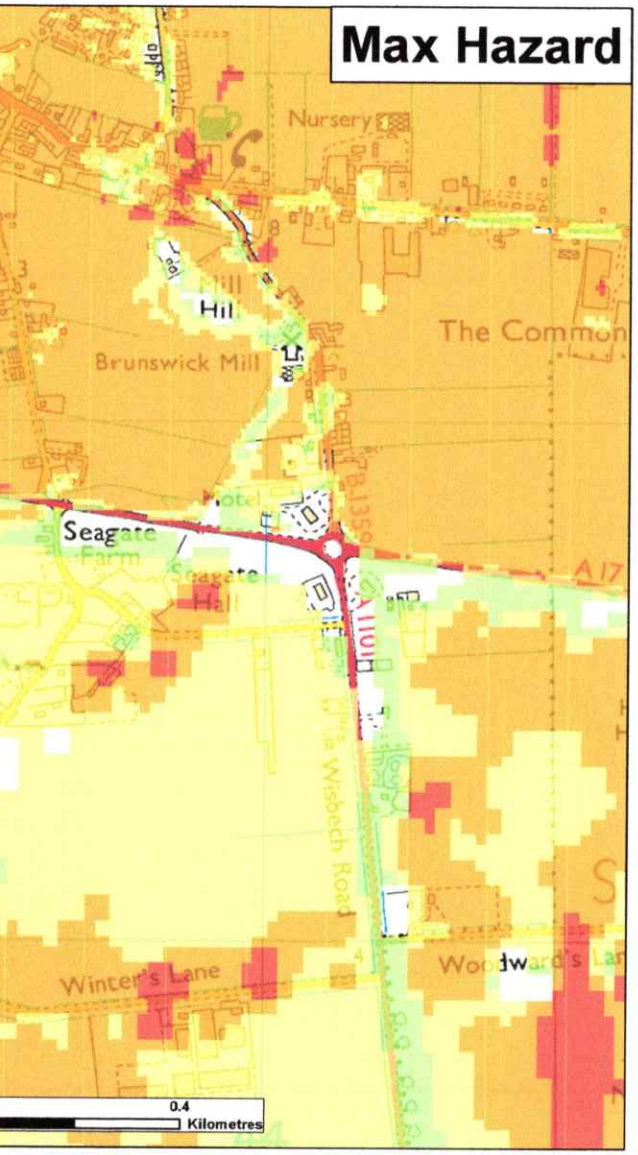
General Enquiries No: 03708 506 506. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary

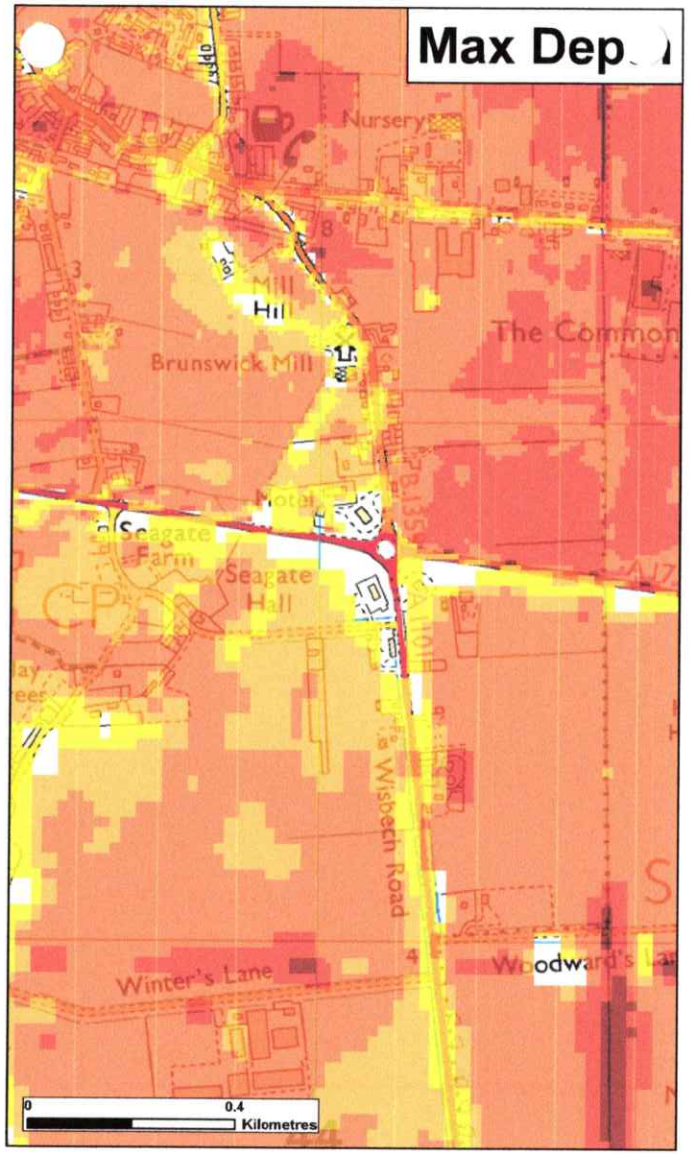
Environment Agency

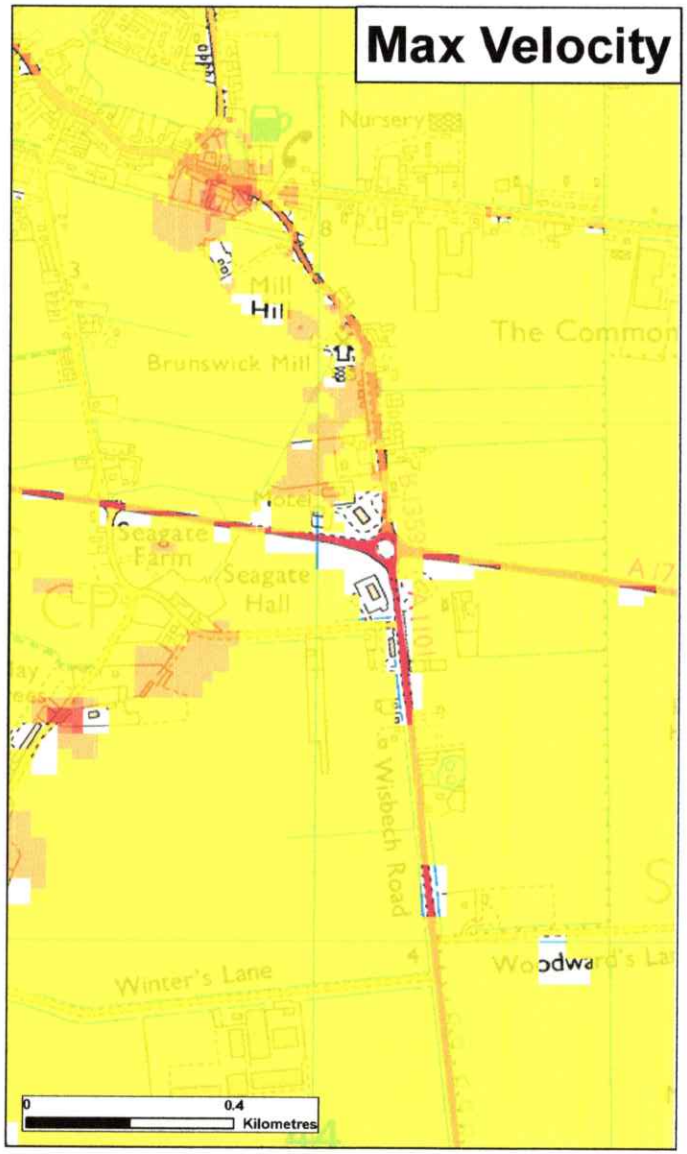
Lincolnshire and Northamptonshire Tidal Breaching Hazard Mapping

Map Centred on TF 44052 21700

This map is reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office. Crown copyright. All rights reserved. Environment Agency 100026380, 2016. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.







★ **Modelled Breach Locations** - see also the accompanying plan "Location of Modelled Breaches"

Max Hazard (ood Risk to People : FD2320)	Max Depth (m)	Max Velocity (m/s)
Less than 0.75 (Low Hazard)	0 - 0.25	0 - 0.3
Between 0.75 and 1.25 (Danger for Some)	0.25 - 0.50	0.3 - 1.0
Between 1.25 and 2.0 (Danger for Most)	0.50 - 1.0	1.0 - 1.5
Greater than 2.0 (Danger for All)	1.0 - 1.6	1.5 - 2.5
	1.6 +	2.5 +

te ted	October 2016	Scenario year	2115	Scenario Annual Chance	0.1% (1 in 1000)	CCN Number	CCN-2016-25722

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring. The likelihood of a breach occurring will depend on a number of different factors, including the construction and condition of the defences in the area. A breach is less likely where defences are of a good standard, but a risk of breaching remains.

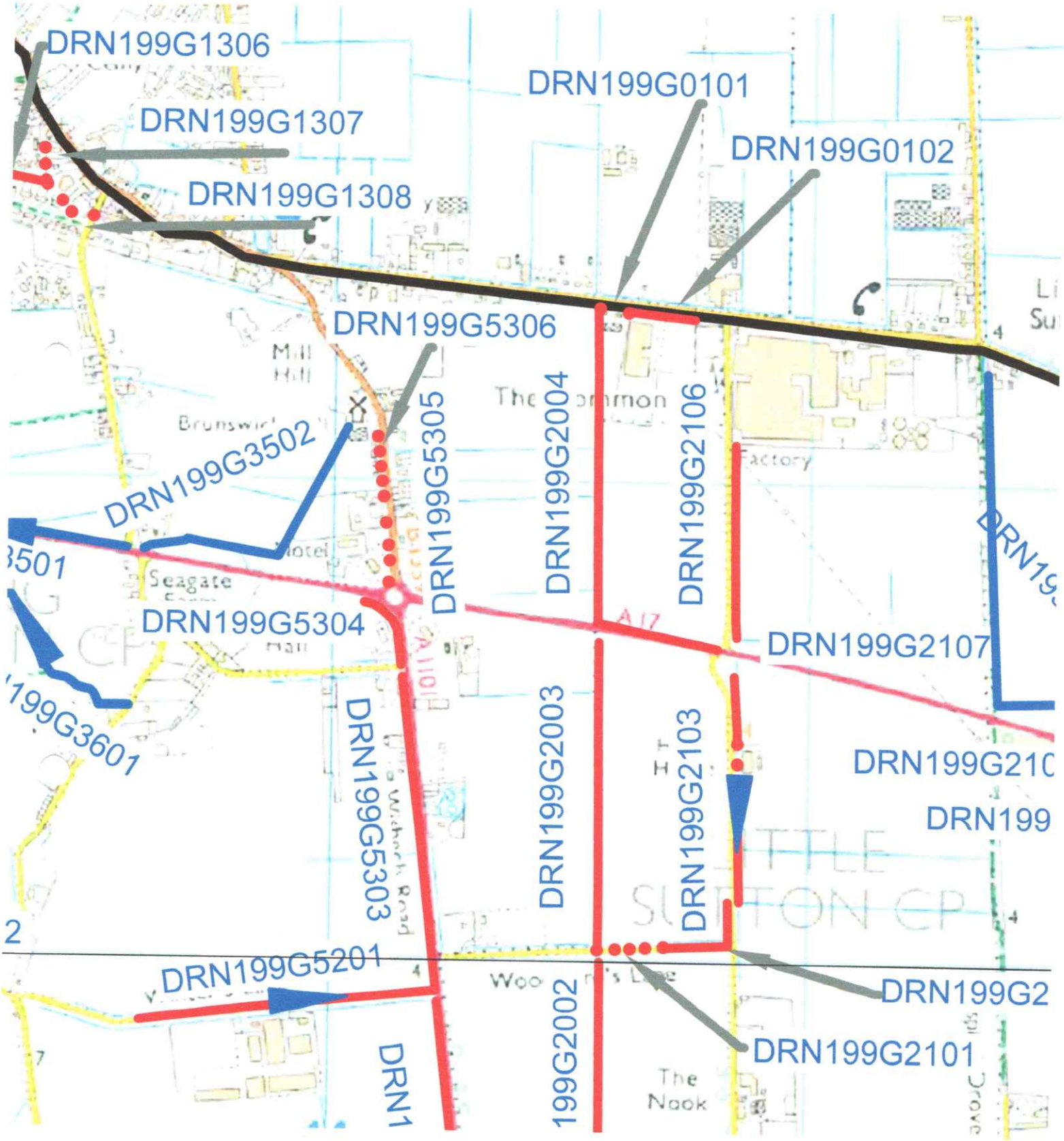
General Enquiries No: 03708 506 506. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary

Environment Agency

Lincolnshire and Northamptonshire Tidal Breaching Hazard Mapping

Map Centred on TF 44052 21700

This map is reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office. Crown copyright. All rights reserved. Environment Agency 100026380, 2016. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.


DRN199G1306
DRN199G1307
DRN199G1308
DRN199G0101
DRN199G0102
DRN199G5306
DRN199G5305
DRN199G2004
DRN199G2106
DRN199G3502
DRN199G5304
DRN199G2107
DRN199G5303
DRN199G2003
DRN199G2103
DRN199G5201
DRN199G2002
DRN199G2101
Mill Hill
Brunswick
Seagate
Factory
Hotel
Hall
The Nook
THE SUTTON CP